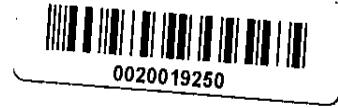


SPECIAL
WARRANTY
DEED

0020019250

1042/0258 55 001 Page 1 of 4
2002-01-07 12:01:47
Cook County Recorder 27.00



1982
W abs.
M. W.
08/17/80
DB
CTE

THIS INDENTURE, made this
14th day of December, 2001
between **Churchill Hoyne,
L.L.C.**, a limited liability
company created and existing
under and by virtue of the laws
of the State of Illinois and duly
authorized to transact business
in the State of Illinois, party of

the first part, and John P. Toman, who resides at: 1835 N. Winchester, Chicago, IL 60622, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managing Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

* AS TRUSTEE UNDER JOHN P. TOMAN
LEVING TRUST
See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Churchill Row Declaration of Covenants, Conditions, Restrictions and Easements, aforesaid, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

BOX 333-CTI

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07/21/2000


COOK COUNTY CLERK'S OFFICE

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Managing Members, the day and year first written above.

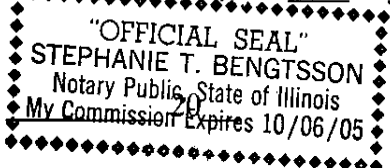
Churchill Hoyne, L.L.C., an Illinois limited liability company


By: 
One of its Managing Members

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John McLinden, personally known to me to be one of the Managing Members of Churchill Hoyne, L.L.C., an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managing Member, he signed and delivered the said instrument, pursuant to authority given by the Managing Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of December, 2001.

Commission expires 


NOTARY PUBLIC

20019250

This instrument was prepared by: Mary B. Koberstein, Esq.
Centrum Properties, Inc.
225 West Hubbard, 4th Floor
Chicago, IL 60610

Send Subsequent Tax Bills To: John P. Toman
2143 W. Churchill (Unit 204)
Chicago, Illinois 60647

After Recording Return to: Rory K. McGinty
1919 S. Highland
Bldg C, Suite 200
Lombard, IL 60148

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Exhibit A

Legal Description

Parcel 1:


Unit 204: That part of the following parcels of land taken as a single tract; Lots 9, 10, 11, 12 (except the south 9 feet of said lot 12), 13, 14, 15 and 16 in Block 21 and Lots 1, 2 and 3 in Block 22 in Young Trustees Subdivision of that part of Blocks 21 and 22 in Pierce's Addition to Holstein, lying North of the North line of the railroad right of way in the Southwest Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian. Also: all that part of North Wilmot Avenue, now vacated, lying North and Northwesterly of the right of way of the Chicago, Milwaukee and St. Paul Railroad and West of the West line of Lot 12 in Block 21 aforesaid, extended South to the North line of said right of way of the Chicago, Milwaukee and St. Paul Railroad and South of West Churchill Street and East of North Leavitt Street; Also the East and West vacated alley lying South of and adjoining Lot 13 and part of Lot 14 in Block 21 aforesaid, described as follows: Commencing at the Northwest corner of said tract of land; thence North 90 Degrees, 00 Minutes, 00 Seconds East, along the North line of said tract, 143.02 feet to the center line and its extension of a party wall and the point of beginning; thence continuing East, along said North line, 18.01 feet to the center line and its extension of a party wall; thence South 00 Degrees, 01 Minutes, 25 Seconds West, along said center line and its extension, 59.51 feet to the South face of a town house building; thence South 89 Degrees, 58 Minutes, 58 Seconds West, along said South face, 17.99 feet to the center line of a party wall; thence North 00 Degrees, 00 Minutes, 00 Seconds East, along said center line and its extension, 59.51 feet to the point of beginning, all in Cook County, Illinois.


Parcel 2:


Easements for the benefit of Parcel 1 aforesaid for ingress, egress, use and enjoyment as set forth in the Churchill Row Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document No. 0010892908.

Address of Property: Unit 204, 1811 N. Leavitt, Chicago, Illinois 60647

Permanent Index Number: Part of 14-31-321-032-0000

STATE TAX		STATE OF ILLINOIS
	JAN. -4.02	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000020631	REAL ESTATE TRANSFER TAX
		0061200
		FP 102808

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX
	JAN. -4.02	
REVENUE STAMP	# 0000020677	REAL ESTATE TRANSFER TAX
		0030600
		FP 102802

CITY TAX		CITY OF CHICAGO
	JAN. -4.02	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000070336	REAL ESTATE TRANSFER TAX
		0459000
		FP 102805

20019250

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Exhibit B

Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record;
4. Terms and provisions Churchill Row Declaration of Covenants, Conditions, Restrictions and Easements recorded September 25, 2001 as Document No. 0010892908, which provides for, among other things, assessments and the right to add additional property;
5. Terms, provisions and conditions relating to the easement set forth as Parcel 2 herein, contained in the Churchill Row Declaration of Covenants, Conditions, Restrictions and Easements, also the rights of the adjoining owners to the concurrent use of said easement.
6. Applicable zoning and building laws and ordinances;
7. Public and quasi-public utility easements, if any;
8. Purchaser's mortgage, if any;
9. Plats of dedication and plats of subdivision and covenants thereon;
10. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
11. Installments due after the Closing for assessments established under the Declaration;
12. Roads and highways, if any; and
13. License agreements with the City of Chicago regarding the use of any adjoining public alleys and any charges and other obligations imposed therein.

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